

July 6, 2017

Plans reviewed by Building Department 6/16/17

Present: Megan Dawson and Louis & Georgene Gricar

Owner/Representative Comments:

The Ranch home with 3-car garage will have all neutral colors. [Samples shown]. The roof is shake wood by Timberline; 3-dimensional 30-year shingles. Natural Blend Weathered Ledge stone on the lower half up to the windows. Windows and garage are white. The garage has a white CHI door with windows and a sunburst pattern. Color of the Allside siding is Vintage Wicker and the shutters are musket brown.

City Engineer's Comments (DiFranco):

No Comments

Board Comments

(Smith) It is a lovely house. The water table element on the front looks great. There is a tiny window on the right elevation? *It is a working 8-inch transom window in the bathroom above the lights.* We usually require that all the windows around the house have a 4-inch trim. The front of the house has shutters and a pediment.

(Hallum) The right elevation does not have the 4-inch. *All 4 sides need a 4-inch trim?*

(Smith) *Either the 4-inch trim or treated like the shutters in the front.*

MOTION: John Lillich moved to approve the Single Family Home at 28351 Evergreen with the addition that the windows are trimmed out a minimum of 4 inches on all sides or they are treated like the front with the shutters.

Seconded by Councilman Hallum

Voice Vote: Ayes Unanimous.

Motion Passes: 6/0

2.) Rick and Charlene Limbers

Agent/Contractor: Dynasty Custom Homes

36220 Eddy Road – New Home - PPN: 31-A-011-0-01-024-0

Plans received in Building Department 6/14/17

Plans reviewed by Building Department 6/16/17

Present: Rick Piunno (Dynasty Custom Homes)

Owner/Representative Comments:

- We are building a 2400 sq. ft., 3-bedroom ranch on an existing property. The house has a front and rear porch and a 3-car side-load garage.
- The house will have dimensional shingles, a mixture of cultured stone and shake on the front, stone to grade and some stone on the porch and some tapered columns. It will have all neutral colors. [Samples shown]. The cultured stone is Sienna Weathered Ledge stone which will be on the house and to grade all the way around. The roof is a 30-year dimensional Landmark shingle which is weathered wood. Both the shake siding and the house siding are Tuscan Clay by Allside. Windows are shown with lintels all around the house. The trim, windows, front door and the garage doors will be white on a field of Tuscan Clay with wood trim

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) There is a note on the plan that there is an existing septic system. Was there a home there? *There was. We plan to use the existing system. We are in contact with an approved septic installer and with the Health Dept.*

(Tyler) It is not on the topo map. *It is noted. The tie in for the house is in the rear of the house. The exact location of the field is unknown.*

(Smith) You are doing the cast stone on the front of the house. At the basement level, it says 'face brick' on the three sides. *No, it is 'stone to grade'. It is all stone.*

(Hallum) It does not look like the stone is returning 12-18 inches. *It returns and wraps the corners on both sides. [Drawings shown and discussed]*

(Smith) The bump outs are returning but does not show around the corner. *It does return two feet on the side. It does not show. That will be noted.*

(DiFranco) The Building inspector will not have these drawings. We need new drawings.

(Smith) In the past, this set has been marked up and noted in the minutes. It is turned in to the Building Inspector. But the drawings should be revised. *(Piumno) I will make a note for him to re-do a section.*

Have him do a detail of it and say 'typical'

(DiFranco) You can revise the note, 'revise the face brick'. *Sure.*

(Lillich) The windows and garage doors are trimmed nicely but the man-door to the garage and the rear door do not show any trim. It needs to be done. *No problem. They should all be trimmed out 360 degrees.*

(Smith) Our standard is a minimum 4-inch trim. *We did take those comments back to them. I will clarify the size and make sure it is shown.* Notes are good. We do not need complete re-drawing.

MOTION: Councilman Hallum moved to approve the plans for the New Home at 36220 Eddy Road conditioned upon changing face brick to stone on the drawings, 4-inch trim around all windows and doors and additional detailed drawing of the return on the stone 24 inches around the corners on the front.
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0

3.) Jeffrey & Linda Downs

Agent/Contractor: Alpine Structures (Chardon).

2533 Maplevue Lane – 16' x 24' A-Frame Cabin – PPN: 31-A-012-D-00-018-0

Plans reviewed by Building Department 6/29/17

Present: Jeffrey Downs

Owner/Representative Comments:

- It is a 24' x 16' accessory building. On the 24-foot side, it has a 4-foot porch. There are 2 lofts on the second floor. It has spar siding (similar to T-111). The roof will match the Certainteed Shenandoah on the house which was done last year. There are two stains, Patches and Thunderbolt. There are two windows, one garage door and a 36-inch man-door which are all white vinyl clad. It has a post and beam foundation.
- The drawing incorrectly calls out a ¾" treated plywood floor. It will be 2x6 tongue and groove treated wood.

City Engineer's Comments (DiFranco):

None

Board Comments

(Lillich) Will you have any power, plumbing or electrical in there? *It will have lights but not immediately. I am an electrician.* The Building Inspector will need a schematic of the outlets and fixtures. It will be built on site? *Yes. The post and beam foundation will need to be inspected?* Yes.

MOTION: John Lillich moved to approve the plans for the 16' x 24 A-Frame Cabin at 2533 Mapleview Lane Ct. with the condition that the applicant supply an electrical schematic to the Building Commissioner when he is ready to get the electrical permit and do the electrical work.
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0

(Smith) The tri-form application which is normally signed and allows the applicant to get the permit is not in this packet. The Procedures for getting a permit copy has been signed and dated so the applicant can take it to the Building Department to get his permit. We will let them know that you are approved.

PLANNING COMMISSION

Public Portion opened at 7:30 PM

No Comments

Public Portion closed at 7:30 PM

- 1.) Michael J. Faber, Terry J. Faber and Eric D. Royce
Agent/Contractor: Sawyer Logging, Inc.
36900 Eagle Rd. - Protected Area Permit for Timber Harvesting (Silviculture)
- PPN: 31-A-010-H-00-004-0
Plans received in Building Department 5/16/17
Plans received by City Engineer 5/16/17
Plans reviewed by City Engineer 5/19/17

Present: William Gubanyer, Sawyer Logging, Inc.

(Smith) This is the second hearing on this project.

City Engineer's Comments (DiFranco):

As requested by the Planning Commission at their meeting of June 20, 2017, a site visit was made at 36900 Eagle Road. It was attended by Aaron Cash (ODNR Forester), Bill Gubanyer (Sawyer Logging), Michael Tyler (PCABR), John Klements (BZA) and Mr. DiFranco. Mr. Cash provided his observations in a memo dated June 27, 2017. Mr. Cash saw no issues. He felt that the area was somewhat overgrown and could use some thinning out. Based on that, approval of the Protected Area Permit is recommended with two conditions. (1) Allow the City to perform a follow up inspection if needed. (2) Culling or removing some of the undesirable trees in the close proximity of the timber to be harvested. This would promote regrowth of more desirable species.

Owner/Representative Comments:

None

Board Comments:

(Hallum) What are the undesirable trees?

(DiFranco) The forester pointed them out during the site visit. *(Gubanyer) Regarding the site inspection, we will have to get permission to go on the property. Dated pictures of the operation will be provided as we go along*

(Lillich) This has proceeded well. However, we have been unable to have the owner, or one of the owners, present. If present, he could discuss this site inspection tonight. I am concerned because there is precedent where the owner finally came forward and was not in agreement with the application and the project. I am concerned about approving this when I have not seen an owner and do not really know that the owner has requested. *(Gubanyer) That goes back to the contract the owner signed with Gubanyer. The owner chose me after research, checking my references and his site visit to the Chillicothe site and some other ones. I understand your concerns. It is a thorough contract. He and I went over the property together. I did contact him for the meeting tonight. In the contract, I am responsible for all permits.*

(Hallum) Did anyone meet the owner during the site visit? *No.*

(Tyler) The contract grants permission to you (Gubanyer) to do whatever is necessary.

(Smith) This Board would be granting the rights for someone to go onto someone else's property to do the work.

(Hallum) Was the contract notarized? I do not know what his signature looks like.

(Smith) Usually we require, at application, that an owner assign their rights to a peer by affidavit. Any bank can do it.

(Lillich) Is the contract notarized? *No, it is witnessed.* We could make approval contingent upon presenting a notarized contract with the owner before the project is started.

MOTION: Michael Tyler moved to waive the Protected Area Permit from Section 1167.08 for Timber Harvesting (Silviculture) at 36900 Eagle Rd. with the condition of the culling or removal of the undesirable trees in close proximity and the owner provides an affidavit to the Planning Commission that allows this to take place or the owner meets with the planning Commission and, if needed, the City is allowed to perform a follow up site visit.

Seconded by John Lillich

Voice Vote: Ayes Unanimous.

Motion Passes: 6/0

Planning Commission - Closed

Request from Mr. Piuanno for further discussion of his case

MOTION: Michael Tyler moved to re-open Architectural Board of Review.

Seconded by John Lillich

Voice Vote: Ayes Unanimous.

Motion Passes: 6/0

ARCHITECTURAL BOARD OF REVIEW - Reopened

2.) Rick and Charlene Limbers

Agent/Contractor: Dynasty Custom Homes

36220 Eddy Road – New Home - PPN: 31-A-011-0-01-024-0

Plans received in Building Department 6/14/17

Plans reviewed by Building Department 6/16/17

Present: Rick Piuanno (Dynasty Custom Homes)

Owner/Representative Comments:

I was reviewing the comments from the Board. I need to make sure the Board has the right set of plans in front of them. After we submitted the first set of plans in June, there were some comments made. We took those comments back and the architect revised the plans. Do you have the revised set of plans? The comments made by the Board are the ones already included in the revised plan.

Board Comments:

- A number of members had the original plans.
- The revised plans show what this Board had required in its vote.
- The applicant has already satisfied those requirements in the revised plans.
- The applicant will get his permit tomorrow.

ARCHITECTURAL BOARD OF REVIEW – Re-Closed

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT

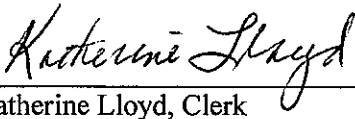
None

CHAIRMAN'S REPORT

None

MOTION: Councilman Hallum moved to adjourn the meeting.
Seconded by John Lillich
Voice Vote: Ayes Unanimous.
Motion Passes: 6/0

Meeting Adjourned at 7:45 P.M.


Katherine Lloyd, Clerk


Chairman

20 July 2017
Date Approved